

MARKET STREET

Two Buildings
Totaling 395,725 SF
Available for Lease

LOCATED AT THE CROSSROADS OF
BELTWAY 8 AND INTERSTATE 10 EAST



A Development by:

NATIONAL
PROPERTY HOLDINGS

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Market Street offers a strategic location with PTRA Rail Connectivity.

Close access to two of Houston's arterial highways, Interstate-10 (East Freeway) and Beltway 8 (Sam Houston Tollway).

Amenities include:



Close Highway Access



Port Proximity



ESFR Sprinkler System



32' Minimum Clear Height



Class A Building Class



Exterior LED Lighting



Dock-High Loading



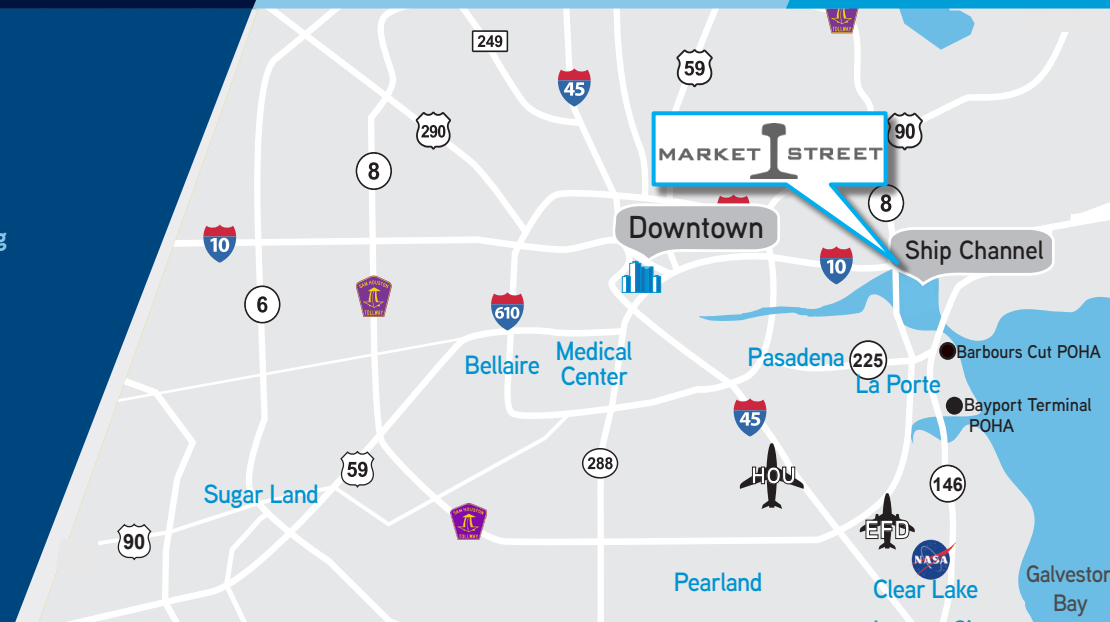
Office Space To-Suit



Front Load Configuration



Rail Served



MARKET  STREET



THE AREA

This location offers superior connectivity to Interstate 10 and Beltway 8. The site is located directly adjacent to the intersection of the two major arterial freeways, which provides exit and on ramps in all four directions. The property lies at the center of Houston's Ship Channel sub market, which is the largest Petrochemical complex in the United States. Additionally, access to the local container terminals is achievable via PTRA rail or a short 15-20 minute drive.

THE DEVELOPMENT

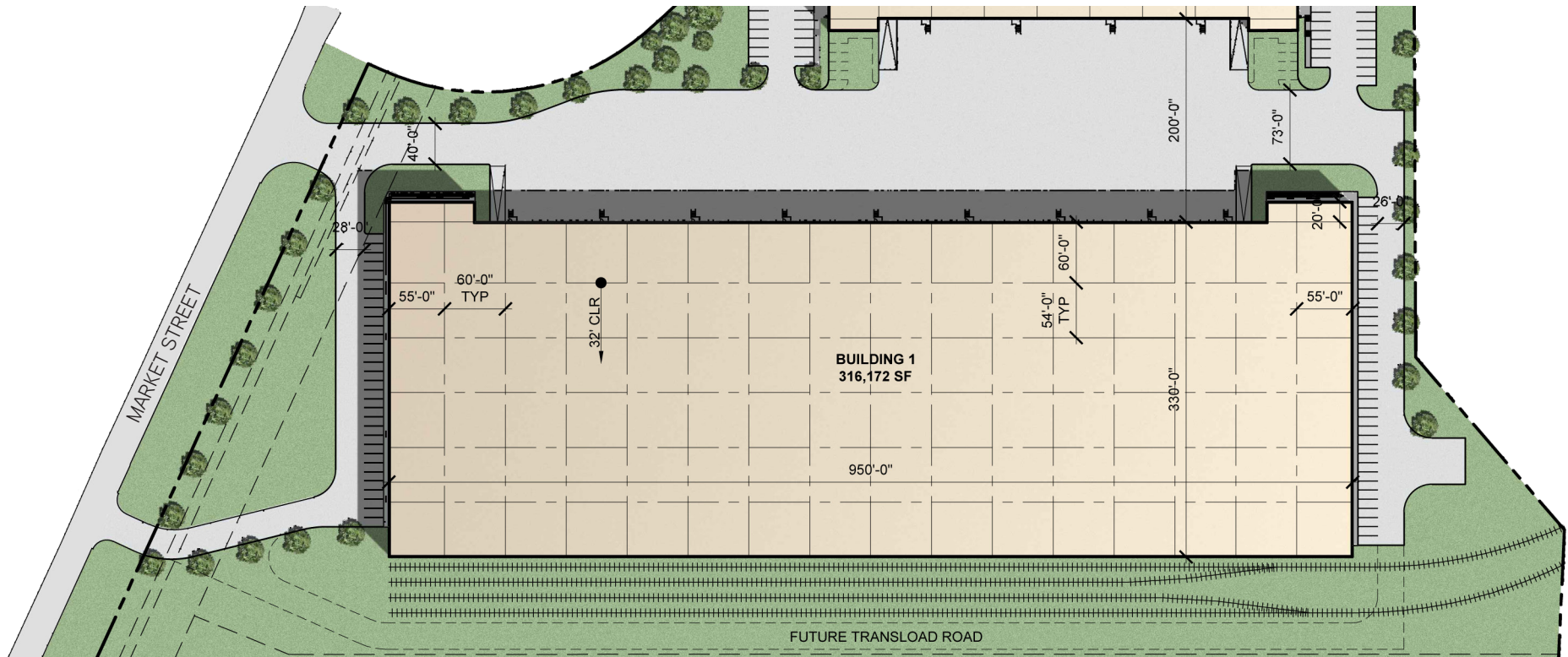
The project offers institutional grade tilt-wall buildings with high efficiency TPO roofs. Ample clear height, LED lighting, ESFR sprinkler systems, and Build-to-Suit office space are standard accommodations within the development. The site benefits from PTRA rail service which offers connectivity to all the major Class 1 Railroads. The property can accommodate a maximum of 6 rail spurs or 4 rails spurs with a transload road adjacent. Lastly, access to various pipeline corridors and feedstock is available adjacent to Building 1.

THE RAIL

The Port Terminal Railroad Association was formed in 1924 to provide access to the industries along the Ship Channel for railroads entering Houston. Straddling both sides of the Houston Ship Channel, PTRA proudly services 226 local customers from 7 serving yards. They maintain 154 miles of track and 20 bridges. PTRA has the capacity to handle numerous commodity groups, and currently handles chemicals, grain, plastic, coke, fuel, steel, food products, industrial products, intermodal, dimensional loads and autos.



Market Street - Building 1



BUILDING SPECIFICATIONS

Name	Building 1
Address	15130 Market Street Houston, TX 77015
Building Size	316,172 SF Total
Available	316,172 SF
Divisible to	100,000 SF
Office	Build-to-Suit
Configuration	Front Load / Rail Served
Clear Height	32'

Rail	PTRA Rail Served
Loading	Dock-High
Ramps	Oversized Drive-In Ramps
Column Spacing	Minimum 52' on Interior Bays
Lighting	LED Exterior Lighting
Flood Plain	Outside of 500-year
Sprinklers	ESFR Sprinkler System
Access	Convenient Access to Beltway 8 and I-10

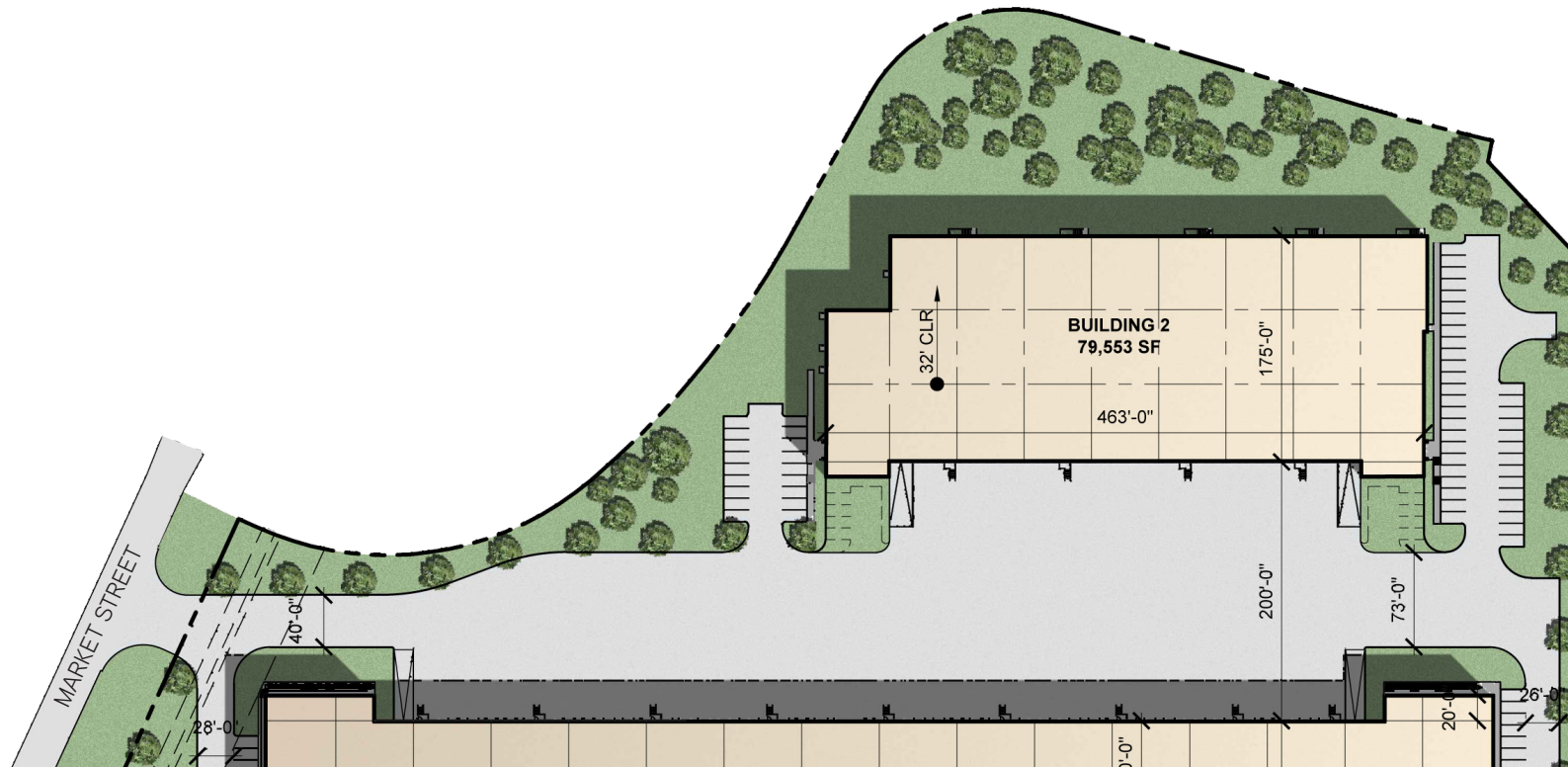
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Market Street - Building 2



BUILDING SPECIFICATIONS

Name	Building 2
Address	15150 Market Street Houston, TX 77015
Building Size	79,553 SF Total
Available	79,553 SF
Divisible to	40,000 SF
Office	Build-to-Suit
Configuration	Front Load
Clear Height	32'

Sprinklers	ESFR Sprinkler System
Loading	Dock-High
Ramps	Oversized Drive-In Ramps
Column Spacing	Minimum 52' on Interior Bays
Lighting	LED Exterior Lighting
Flood Plain	Outside of 500-year
Access	Convenient Access to Beltway 8 and I-10

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date